150 HOUSES FOR SALE

Oak Bay Realty

FOR OAK BAY HOMES

BEACH DRIVE JUST LISTED

For those who appreciate gracious reception rooms, this is the house. Lovely living room, large dining room and comfortable den, each with fireplace; 3 excellent bedrooms on main floor. Beautiful oak floors throughout. Modern kitchen plumbed for washer and dryer. Large 4th bedroom upstairs. Full basement contains spacious recreation room and extra toilet. Recent Timken furnace gives very economical oil-fired HW heating. Attractive location near the sea. Well-stocked garden contains permanent sprinkler system. Blacktop driveways.
Full price $26,750
Contact B. J. Leverton at EV 5-7707 anytime for inspection
Exclusive Listing.

FAMILY HOME SOUTH OAK BAY

This is a large, older home on 2 lots, giving a ground area of 216'x120'. There are 4 bedrooms, living room, dining room and den together with a large kitchen and full basement. Automatic oil heat and electric hot water. If you are interested in a good family home this is worth investigating. Full price $15,750

For further information contact R. L. Stiles, EV 5-7707 anytime.

DRIVE BY 3915 ROWLEY

Attractive 1,300 sq. ft., three-year-old 6-room stucco home in beautiful Cadboro Bay, close to Hobbs School and new kindergarten. Thru hall, large "L"-shaped dining room with fireplace. Smart electric kitchen with dining space. 3 good bedrooms. Hardwood floors throughout. Full basement. Drive-in garage. Easy garden. Please do not disturb the occupants. $4,500 will handle at the full price of $15,400
Exclusive with Hal Wright, Call EV 5-7707 anytime.

$ FAMILY SPECIAL $

Very attractive 4-bedroom stucco home in choice location. Thru hall, large living room with fireplace, family-sized dining room, bright electric kitchen with dining space, two good bedrooms, 4-piece bathroom on main floor, plus two more bedrooms and 2-piece bathroom upstairs. Full basement with finished rumpus room. Oil heat. Easy garden. Separate garage. A really wonderful family home in immaculate condition. Early possession. Full price (good terms) $14,700
Exclusive with Hal Wright, Call EV 5-7707 anytime.

FAIRFIELD-BEACH DRIVE
5 BEDROOMS PLUS ONE ACRE

Truly a delightful family home, with large, bright reception hall, gracious living and dining rooms, den with fireplace, full cabinet electric kitchen and powder room. Principal and secondary staircases serve 4 twin-sized and one single bedrooms and 2 bathrooms up, with attic over. Full cement basement with Williams auto oil heat. Double drive-in garage, etc, etc. Excellent blacktop drive with ample turn and parking space. Opportunities to acquire a residence of this character are rare at this full price $29,500
For further details and appointment to view please call R. Reynolds, EV 5-7707 anytime.

IN A HURRY? MOVE MONDAY!
1512 DAVIE STREET

Is available for immediate occupancy. This substantial-looking bungalow (1,400 sq. ft.) gives each room spaciousness you can't find except in these solid, pre-war quality homes. Generous entry hall to spacious living room 17'x19'. Granite fireplace with bookshelves. Separate guest dining room 11'x12'. Good quality oak floors. Real family kitchen, separate nook. Two bedrooms. Full concrete basement. Williams' low-pressure HA heating plant. Why not live on this paved street with sidewalks, curb and gutter, street lighting? All included in low taxes.
Full price $11,550
Can be handled with $3,000 down. Call D. Whyte, EV 5-7707 anytime.

PANORAMIC VIEWS ROCKLAND SLOPE

This modern, immaculate home has a large living room with fireplace, dining room, 3 spacious bedrooms with large closets, modern electric kitchen with fan and snack bar, 5-pc bathroom on the main floor. On the ground level there is a complete "in-law" suite, consisting of a bedroom, large living room with built-in bed, 4-piece bathroom and a modern electric kitchen. Also a roughed-in rumpus room with fireplace. Wired to accommodate washer, dryer, etc. Separate 2-car garage with concrete driveway. This is a truly fine home designed for gracious living.
Full price with terms $25,950
For further information please call W. G. Curtis, EV 5-7707 anytime.

MEARS & WHYTE
OAK BAY REALTY LTD.
2188 OAK BAY AVE.

$1000 BUYS

YOU CAN'T AFFORD NOT TO SEE THIS SMART HOME BEFORE YOU DECIDE WHAT TO BUY! Comfortable living room, A BEAUTIFUL, ROOMY CABINET ELECTRIC KITCHEN, FEATURING "KNOTTY PINE AND COPPER" PANELLING, SMART BATHROOM, 3 VERY GOOD BEDROOMS, LARGE UTILITY ON THE MAIN FLOOR, storage space, oil heat, stucco exterior, Duroid roof, good lot, bus at door.
Asking only $9500
For further information please call JOHN ROWTON, EV 5-6741. Northwestern Securities of Victoria Ltd.

INVESTORS

DON'T LET THE PRICE FOOL YOU! THIS IS GOOD! In good rental area—ideal for navy personnel. FOUR (4) BEDROOMS, SMART LIVING ROOM, NEAT CABINET KITCHEN, UTILITY, GOOD FURNACE. HOUSE ONLY 15 YEARS OLD. NICE LOT. 1 block to school and bus. Should rent for $70 to $75.
Asking only $7595
For further information please call TOM GIBBS at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

ROCKLAND AVENUE

For the discriminating buyer who appreciates excellent workmanship and materials this beautiful new 6-room home will really appeal. Slate entrance hall, 2-piece bathroom off master bedroom and many other extras. Full price with terms
only $21,000
Eves. EV 4-5884.

Bayne & Toder Agencies
739 Fort St. EV 3-1121

$2,000 WILL HANDLE
Owner transferred. Lovely clean stucco bungalow, Oil-O-Matic hot water heat, fully insulated, basement garage, suit couple, half block to bus and stores. No agents. EV 4-0250.

WESTERN

HOMES LTD.
611 YATES STREET

OPEN HOUSE
Sat., Apr. 4, 2-5 p.m.
3901 Burridge St.

Drive out Carey Rd to Mt. View High School to see this almost new 3-bedroom rancher. Nicely landscaped and high new lot. Large living room with raised hearth. All the modern conveniences and close to bus and stores. Terms available at the price of $12,950
Norman Thornber in attendance. Phone EV 2-2157; eves, GR 9-1853.

Large Family Home
Revenue Possibilities

OLDER FOUR-BEDROOM, TWO-STOREY, CLEAN FAMILY HOME. FULL BASEMENT. DRIVE-IN GARAGE. SOLID CONSTRUCTION. NEWER BONDED ROOF AND ASBESTOS SIDING. LARGE GARDEN LOT. CLOSE TO ALL FACILITIES. 2216 LEE AVE., BEHIND JUBILEE HOSPITAL.
FULL PRICE $10,500
CONTACT W. L. KORPAN, EV 2-2137.

$950 DOWN ESQUIMALT
$45 A MONTH

Combat the high cost of living by moving into this cute bungalow with above low down and low low monthly payments. Clean as a new pin with living room, nice bedroom, large cabinet kitchen, oil range included. Youngstown sink unit, wall-to-wall carpets, drapes, and Venetian blinds also are included. This is just the thing for a young couple just starting or a retired couple on a limited income. $5250
Full price
So call Johnny James now at EV 2-2137 anytime.

$1000 DOWN LANGFORD LAKE VIEW

Drive out on the old Island Highway to this brand-new 2-bedroom bungalow situated overlooking Langford Lake. Mahogany cabinet kitchen, roomy living room with terrific view. Two bedrooms with large closets, wall-to-wall carpets, Pembroke bath, automatic heat. Almost 2 acres of property. Clear title.
Price $9000
Phone Mr. Thornber and Mr. Evans, EV 2-2157; eves GR 9-1853, EV 5-5533.

TODAY'S
BELIEVE IT OR NOT
VALUE PACKED
4-ROOM BUNGALOW
CLOSE TO
OAKLANDS SCHOOL
$1500
DOWN
BALANCE AS RENT
AUTOMATIC HEAT
HIGH BASEMENT
SOLID CONSTRUCTION
TODAY'S BEST BUY
FOR
ANY MAN'S MONEY
FULL PRICE $10,250
CALL MR. CLARK
EV 2-2157
RES, EV 2-3453

$800 DOWN JUBILEE

Brand new stucco rancher of seven rooms. Oil heat. Possession in one week. See this NOW.
at $13,950
Mr. Evans, EV 2-2157, EV 5-5533.

NHA AS LOW AS $1000 DOWN
NO EXTRAS
HIGH LAKE HILL
DRIVE BY

CAMROSE AND MAPLEWOOD—LOOK FOR OUR SIGN. ALL LOTS ON SEWER. PARKLIKE SETTING . . . 3 HOMES UNDER CONSTRUCTION. 2 MILES FROM CITY CENTRE. ONLY 11 LOTS LEFT. FOR ADDITIONAL INFORMATION PLEASE CALL HOWARD BLAKE, EV 2-2157; RESIDENCE, EV 2-6719.

BY THE SEA

A beautiful ½-acre lot, overlooking Bazin Bay with a cosy 5-room home for 2, two bedrooms, living room, kitchen, utility room, garage, workshop, fish pond, berry bushes, good garden, lots of water, close to highway, store, and beach. Full price
$8500
Eves, phone Mr. McLeod, GR 5-2001.

RAMSAY REALTY
2438 BEACON AVE.
GR 5-2622

HAYNES

NEAR CEDAR HILL CROSS-ROAD—Attractive ranch-type bungalow of six rooms, basement, breezeway and attached garage; half-acre lot in nice neighborhood close to bus route; electric range and automatic washer installed; oil heat. Venetian blinds. This should be seen.
Asking price $15,500
HOMER STREET—Modern stucco bungalow of living room, two bedrooms, kitchen, bathroom, utility room, carport;
no basement $8600
Please ask for W. Jones, EV 3-8303 evenings
ARTHUR E. HAYNES LTD.
739 Fort Street EV 3-3823

N.H.A. BUILD-NOW

WILL ACCEPT TRADES OR YOUR EQUITY IN ANYTHING. PLEASE CALL ROY GREEN OR S. STEPHENS. TAYLOR SPITTAL LTD., EV 4-9308 OR EV 4-9755, ANYTIME.

$2500 DOWN"
HAMPSHIRE RD

5-room stucco bungalow not too young or too old. Good construction, 1,400 ft, separate garage. Auto heat.
$1000 DOWN
High Quadra, 5-room home, older-type on lovely treed lot. 3 down and 2 up. EXTRA LOT CAN BE BOUGHT ON PACKAGE DEAL, $1,500 or separate. TED CHARTRES, EV 5-6741 or EV 5-5808. Northwestern Securities of Victoria Ltd.

SEVEN-ROOM, REVENUE DUPLEX, Langford; $1,000 down, balance $3,700 at $50 per month. 757 Goldstream. Phone Youbou 352.

SOOKE — 4 ROOMS, LOVELY grounds, with access to beach. $7,000. Terms. No agents. Phone EV 4-9542.

Brown Bros.

AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

DUPLEX OFF OAK BAY AVE.
$7950

$1,500 down will buy this up-and-down duplex. 4 rooms up and bath. 4 rooms down and bath. Each suite has its own oil stove in kitchen and gas fireplace in living room. Upstairs suite rented at $55 per month. Downstairs vacant and ready for you to move in. Full price with $1,500 down. $7950
Only
Please ask for Mr. Lawson, Eves, EV 2-4867, days, EV 5-8771

UNIVERSITY AREA WHY BUILD?

When you can buy a lovely 5-room stucco bungalow like this with all landscaping done, enough blacktop at the back to park 9 cars, or an ideal spot for your children to roller skate. A home is as good as its LOCATION: when it comes to selling, this location is HIGH with beautiful views. The home itself is NHA and yet it is different. It consists of large LR with FP, 2 bedrooms with pink steel cupboards with sliding doors, 3rd bedroom or den is completely panelled, convenient kitchen, bathroom with colored fixtures, full basement with 26x13 plastered rumpus room, oil heat, attached garage. A real buy at a reasonable price with low down payment.
Asking price $15,200
Please ask for Mr. Lawson, Eves. EV 2-4867, days, EV 5-8771.

3-ROOM HOME VERY COSY

Ideal for an elderly couple as this home is in beautiful condition throughout. It is situated on a good bus line and is close to stores. Full price $5350
with terms
Please ask for Mr. Lawson; Eves, EV 2-4867, days, EV 5-8771

I HAVE IT! HAVE YOU BEEN LOOKING

for a cute and cosy cottage set amongst the trees, where you can retire and enjoy life? The house consists of one large bedroom (13x12), living room 15x15. Bright kitchen 18x13, wired for elec range, elec copper hot-water tank, utility room with tubs, greenhouse, brick chimney, blacktop driveway to attached garage. New Duroid roof, venetian blinds. Taxes only $100. Full price with $7750
terms
Jim Ranson, EV 5-8771; Res, EV 5-6614.

COLWOOD
4 Rooms, Built 1957

Cute modern stucco, ideal for retired couple or small family. No basement, circulating oil heat, kitchen range stays. Situated among fine homes near Colwood Golf Course. $2,000 will handle. Full price
only $8500
Mr. Pearce or Mr. Hill, Res, EV 5-4621 or EV 3-7585; office, EV 5-8771

GORDON HEAD FINE HIGH LOCATION

MODERN STUCCO, 3 bedrooms, LR 18x15, DR 8x11, full basement, O-O-M heating. A dandy spot to raise your family. Taxes $158. Down payment $13,000
$3,800. Full price
Mr. Hill, EV 5-8771; res, EV 3-7585

FAIRFIELD IMMACULATE HOME

Large LR, full DR, both have fireplaces, 2 large bedrooms, modern kitchen, full bsmt with extra room. Drive-in garage. EXCLUSIVE LISTING. Full price with $3,500 DOWN, balance $65 a month. $9500
Call Cec Pearce, EV 5-8771; Res, EV 5-4621.

SPRING SPECIAL

High and quiet, near Cedar Hill Golf Course. Lovely large living room with FP, full wall bookcase, good dining room, cab elec kit with nook, 2 large bedrooms, entrance hall, 4-pce bathroom, full cem bsmt with panelled rumpus room with fireplace. O-O-M hot-water heat. Lovely lot. Sep garage. BARGAIN $13,150
PRICE with terms
Cec Pearce, EV 5-8771; Res, EV 5-4621.

$200 INCOME PLUS 3-ROOM SUITE

Close to Beacon Hill Park. Drive by 630 Niagara St. $12,950
Full price
Call Mr. Lawson or Jim Ranson, Res, EV 2-4867 or EV 5-6614; office, EV 5-8771.

DUPLEX IN OAK BAY

2 bedrooms each suite, kitchen, bathroom, 3 carports. Large lot with sea views. Price with low down payment $9750
Call Jim Ranson, EV 5-8771; res, EV 5-6614.

F. N. Cabeldu

1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

MOUNT TOLMIE

$2,275 down payment. N.H.A. 3-bedroom stucco bungalow on sewer. Oak floors in main rooms and hall. Aluminum windows. 4-pce. Pembroke bath, full cement basement. Oil-O-Matic heat. Electric kitchen. Completely insulated. Drive-in garage, patent garage door. Now ready for occupancy.
Full price $13,750
Mr. Bennett, Eves. EV 3-4313

SO CONVENIENT TO TOWN FOR THE PROFESSIONAL MAN

And halfway between the two hospitals for a doctor. This lovely home is completely modern and contains 8 rooms including a fine living room, dining room, den, bedroom, bathroom, kitchen and powder room on the main floor; 2 bedrooms and bathroom upstairs. A large recreation room in the basement and additional plumbing. A wonderful family home $26,500
Call H. W. Blenkinsop

ESQUIMALT $10,500 TERMS

A NICE OLDER, 6-ROOMED HOME ON QUIET, DEAD-END STREET; SEA VIEW. LOVELY GARDEN, AND CLOSE TO BUS AND SHOPS.
Living room with fireplace, den with fireplace, large bedroom, kitchen wired for automatic washer and plenty of dining space, 2 extra bedrooms upstairs, 3-piece bath with built-in cupboards, full cement basement with drive-in garage, newly-installed oil packaged heat. Ideal for large family or revenue.
Call Mrs. Stredyk, EV 3-7174; res., EV 3-4053

CITY—CLOSE IN

If you are looking for a modern home in a quiet residential street, you will be charmed with this 2-bedroom bungalow located amongst nice homes in a short cul-de-sac one mile east of the city business centre. Large cabinet electric kitchen, basement with automatic oil heat and drive-in garage. Reasonable $11,900
terms
To view, call W. F. Garling, EV 3-7174; res., EV 4-6687

DEAN HEIGHTS
DESIRABLE LOCATION

This attractive and immaculate house comprises 14x18 LR with FP, 10x12 DR, two twin-size bedrooms, all with oak floors; 4-piece tiled bathroom and elec cab kitchen. Full basement, auto oil htg, laundry tubs. Well-planned garden with patio and greenhouse. Full price $14,500
Please call B. F. Gorely, EV 2-6502.

1336 ROCKLAND
Brand new, cathedral entrance, 1,050 sq. ft. plus finished basement rumpus room and attached double garage. Has family room and laundry room, 2 bathrooms, 3 fireplaces, also barbecue and patio. Built-in oven and range. All the latest equipment, completely landscaped. $29,500. Phone builder, EV 3-7243.

2 OLDER-TYPE HOUSES FOR sale in Saanich, near the CCF Hall. GR 5-2757.

HARRY FOSTER LTD.

Opposite "The Bay"
1732 DOUGLAS ST. EV 2-2101

OPEN HOUSE
SATURDAY (All Day)
"570 TAIT ST."

Brand new 2-bedroom stucco home with full basement and Oil-O-Matic heating. Situated just off Glanford Avenue amongst all new homes. This house is exceptionally well built and finished, and offers the best value on the market today. IMMEDIATE POSSESSION. SEE THIS BEFORE YOU BUY! REASONABLE DOWN PAYMENT.
Asking $10,700
Drive out and look it over or call Herb Hodgson, EV 2-2101, Res. GR 9-2114.

FRED'S EASY BUYS

$750 Dn, 4 Rms, $7250
$1500 Dn, 4 Rms, $7300
$1500 Dn, 6 Rms, $8600
$1500 Dn, 4 Rms, $9900
To see these IMMACULATE homes call FRED CAMPBELL, weekend phone EV 4-5572.

EXCLUSIVE NEW LISTING
$6500
$1500 DOWN

Or with $2,400 down price can be reduced to $6,200. This is an older style in terrific shape, nicely decorated one bedroom on ground floor. 2 up. Full basement, drive-in garage, situated in Vic West, low taxes, only $78. This property is such a terrific buy that NO offers on terms and price will be considered. Suitable for an investor. Could rent for $75.
Call G. Jessup, EV 2-2101. Res. EV 2-1667.

2 ACRES PLUS
5-ROOM HOME
780 ROGERS ROAD
A Retirement Dream for Some Lucky Family

A solidly built modernized home. (Oil-O-Matic heat). Fruit trees, berries, beautiful landscaping, semi-seclusion AND a building for YOUR FAVORITE HORSE. For further particulars on this exceptional property please call Mr. Yells, EV 3-5089 or Mr. Mitchell, EV 3-4473.

JUBILEE—NHA $2450 DOWN

Here's a better one! A larger living room with fireplace and bookshelves. A beautiful kitchen with mahogany cabinets, 3 bedrooms. A dining rm. Full high basement. Oil-O-Matic heat. This house is finished and ready for you. We have a key! $2,450 down.
Price $13,750
C. Vining, EV 2-2101. Res. GR 9-3786

BEACH DRIVE UPLANDS
(Exclusive Listing)
$30,000

This beautiful, architect-designed modern TUDOR is being offered for sale for the first time. On the ground floor there is a large living room with fireplace, den with fireplace, family-size dining room, cab elec kitchen, utility room, bedroom and 4-pc bathroom. Upstairs there are three bedrooms and 4-pc bathroom. In addition the master bedroom has a 3-pc bathroom. The planning is exceptionally good with authentic Tudor features that give character and charm to both the exterior and interior. This home can be viewed by appointment only through Mr. Yells, EV 2-2101; res. EV 3-5089.

FINANCIAL SURVEY LTD.

1324 GOVT. ST. EV 4-9305

SIDE BY SIDE

Attractive white stucco, 2 self-contained suites, 4 rooms. Lge living rm, compact cab kitchen, 2 bedrms with baths. Two full bsmts with hot-water heating. Location is good. Excellent investment or home and revenue. Priced right, "terms" $13,800
P. G. Williams, res. EV 4-9637.

LIVE BY THE SEA
$2,500 DOWN

Attractive 5½-rm. ranch type bungalow, 7 yrs. old, 1,160 sq. ft., living room 21x15, fireplace, dining room 20x19. Sea view. Elec cab kit, 2 good-size bedrms. 4-pce Pem. bathrm. Full basement with rumpus rm and fireplace. O-O-M heating. ½ acre land nicely landscaped and fenced. Attached garage. This is a little dream home in spotless condition.
Full asking price $13,500
Stan Hyland, res. EV 3-3526.

THREE BEDROOMS

Spotlessly clean and exceptionally attractive, 6-year-old home in one of the better residential areas. Large living room, dinette, cab electric kitchen, utility; oil heat; no basement. Attractive NHA mortgage may be assumed.
Full price $12,750
N. A. Fraser, res. EV 5-2751

3225 CARMAN STREET

Drive by this attractive 3-bedrm modern bungalow. Full basement, oil heating. $3,500 cash to handle. Priced
at $13,950

1540 ELFORD STREET

Convenient city location. Full basement. Hot water heating. 5 large rooms. $3,500 cash to handle. Priced at $12,600
Phone M. E. Braithwaite, res. EV 2-7645.

SPECIAL

886 DARWIN. Drive by this 2-yr-old stucco bungalow. 3 bedrms, "L"-shaped liv and din rm, cabinet kitchen, full basement, automatic oil heat. Drive-in garage.
Special price $11,500
S. W. Anderson, res. EV 2-8917

QUICK POSSESSION

ATTRACTIVE 4-RM STUCCO BUNGALOW with attached garage. A clean, reasonably priced property situated on a well fenced corner lot. Suit retired couple or small family. No basement. Low taxes and low upkeep.
Asking price only $6950
Open to offers. Owners leaving Victoria. A. E. Seeber, Res. EV 5-2875.

ATTRACTIVE BUNGALOW, OIL heat, 3 bedrooms, living room, dining room, cabinet kitchen, Pembroke bath, sun room, lovely garden; ideally located; perfect for retired couple. Close to all conveniences. $10,950. Hollick Realty (1958) Ltd. Mr. Clarke or Mrs. Wallace. EV 5-8794, EV 2-8117 and EV 2-8453.

7 ROOMS ON ONE FLOOR, quiet street, near St. Joseph's Hospital. Large lot. $7,950. Terms. EV 4-1052.

P. R. BROWN

& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

SEA VIEW

Unobstructed high sea view, at Gordon Head. This immaculate, 3-bedrm home is only 10 mos old, with beautiful landscaped grounds. The owners are moving back to Vancouver and say "Sell!" The LR is 13x17.6, Roman tile fireplace with raised hearth; DR, 13x8; lge elec kit plumbed for auto washer; high FC bsmt, roughed-in rumpus rm, floors and walls all painted; O-O-M heating unit. This is indeed a fine home with a magnificent open view and secluded rear lawn. Going at the FULL PRICE $19,200
of ONLY
Terms may be arranged.
Please phone Ross Weber, EV 5-5433, or A. Marion, EV 2-0697; or Office, EV 5-3435

GORGE RD.
EXCELLENT VIEW
Vacant Possession
3 BEDRM BUNG
BSMT OIL HEAT

Lovely, modern, stucco bungalow, only 10 yrs old, approx 1,400 sq. ft. Unobstructed views, use of Gorge waterfrontage. Picture windows in 28'x15' LR, fireplace; combined DR, through hall plan. HW floors, coved ceilings, stucco plaster, cab kit. Wired, also gas elec HW unit, unfinished rumpus room, FP in bsmt, tubs, auto oil heating. Attached garage. Excellent value.
FULL PRICE $13,500
Full particulars, terms, financing, etc., please call Mr. Houston at EV 5-3435; res. EV 5-6476.
EXCLUSIVE

MUST BE SOLD!
PRICE REDUCED

This lovely 3-bedrm home features combined LR and DR with FP, cab elec kit, 3-pc bath, and oak floors throughout; full basement with drive-in garage, Oil-O-Matic heating; domestic HW (elec); fully insulated, smart stucco exterior with Duroid roof. Well-landscaped property in wonderful condition.
Price $13,500
with terms.
For further information, please phone A. Marion, EV 2-0697, or Ross Weber, EV 5-5433; or Office, EV 5-3435

$2000 DOWN LANDSCAPED

Well laid-out 4-year-old six-room home. All rooms spacious with oak floors. Full basement. Blacktop drive to garage. Lawns, fruit trees and rockeries. Save hard work and expense here. Garden all ready.
Full $12,600
Price
Phone Ross Hartnell, EV 5-3435 Res., EV 2-9672

Exclusive
5-RM BUNGALOW
2-Mi Circle Burnside

Ideal for retired couple, or small family. A spotless little home. Comprises 2 bedrms, living room, dining room, cab kitchen, 3-pc bathroom nicely tiled, full basement hot-air piped heating. Also range in kitchen included. Venetian blinds. Separate garage. Nicely fenced lot, fruit trees and lawn. Full price $6500
for quick sale only
Call Mr. Houston now, EV 5-3435 res. EV 5-6476

REAL BUY
$1000 DOWN

1 bedrm, exceptionally clean, nice garden.
Asking full price $4700
Please phone ROSS WEBER, EV 5-5433, or A. MARION, EV 2-0697, or office EV 5-3435.

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE

1118 Quadra EV 5-8794

BUILD HOME
Your Own Choice

NHA lots available in good districts on paved streets, close to all conveniences. For further particulars phone Mr. Clarke or Mrs. Wallace, EV 5-8794, EV 2-6817, EV 2-8493.

HAULTAIN BUNGALOW SPECIAL

Sparkling 3-bedrm home of stucco construction. The immaculate interior has L-shaped LR with FP, cab kit and bathrm (both with porcelain tile). Auto stoker, thermo control, copper HW tank. Walk-in cupboards. Dr-in garage. Full basement. Landscaping is really lovely, and I invite inspection with the greatest confidence.
Price $12,900
With $4,000 DP. Drive by 2603 Asquith at Haultain and phone for appointment to view.
A. V. Waite, EV 5-8794. EV 3-1573.

LAKE HILL PARK BUNGALOW

This lovely 2-bedrm home is one of the nicest in the area. Situated on an artistically-landscaped lot 80x160, this 12-year-old home with 1,400 sq. ft. area has 2 lge bedrms, an 18x20 LR, lge kit and dinette, thru hall, O-O-M heat and Williams comb-air-cond; coved walls, copper pipe throughout. Full bsmt with rumpus rm. Sep garage. Every kind of fruit trees give profitable yield to satisfy a gourmet's taste; and interior decor is a joy $14,200
to behold. Total price
With clear title. Good mortgage is possible. You may drive by 3919 Prestwood Drive and phone A. V. Waite for appointment to view. EV 5-8794, EV 3-1573.

NEWSTEAD

REALTY LTD
766 Fort Street EV 2-8117

HOME FOR LARGE FAMILY

Or a home and upstairs suite. On a quiet street in city. Completely renovated, this house is in immaculate condition throughout. Main floor consists of 4 large rooms and bathroom; upstairs, 3 large rooms; both kitchens wired for ranges. This won't last long at the very reasonable price of $9500
To view, phone Mrs. Brown, EV 2-8117, or eves., EV 5-6324

4 ROOMS WATERFRONT, $9000

A very homey home, well planned, full basement, secluded patio, greenhouse. Worth much more than is asked. Contact G. H. E. Green. EV 2-8117 or GR 7-1427.

4 BEDROOMS
2 BATHROOMS

Very nice living room 34x13, with marble fireplace, dining room 32x15, large kitchen, two bedrooms, 4-pc bath on main floor; two bedrooms and bath up. Reasonable taxes and terms. Fairly priced
at $11,500
Please ring Ted Kergin, EV 2-8117 or eves. EV 4-1562.

$7500

Call now to see this cosy home of nice living. Kitchen and nook, two good bedrooms, three-piece bath, full basement with garage and hot-air furnace. Set on nice, high lot with view; close in. Full price with terms $7500
W. H. McMahon, EV 2-8117, or eves. GR 7-1455.

3335 ADMIRALS RD. — NEW, 3 bedrooms, full bsmt, pkg oil heat. $2,000 down. Total price $13,000. Don't miss this. Call L. Moillet, GR 9-2626, or Len Wardle at GR 7-3348; office, EV 5-8794. Frank A Martin Agencies.

$6,300 — 5-ROOM HOUSE IN excellent repair. Offers on down payment, good reduction for cash. Ph. EV 5-4549.

B.C. LAND

& Investment Agency Ltd.
96 Years in Real Estate.

EXCLUSIVE TRIPLEX
$2000 DOWN
115 GOVT STREET

Solid building, newly painted. Contains 3 self-contained suites, each with living room, bedroom, kitchen and bathroom. Full basement, wood and coal HA $12,950
furnace. Full price
Call Mr. J. Mackenzie, EV 4-4115 anytime

GORGE (Exclusive)
$2500 DOWN
HIGH LOCATION

Drive by this modern, stucco bungalow at 236 MADDOCK. Consists of living room, large separate dining room with good oak floors, two bedrooms on ground floor and one in high high basement, 4-pc bathroom, electric kitchen with dining space. New package oil HA furnace, drive-in garage. This home is priced to sell
at $10,500
Call Mr. J. Mackenzie, EV 4-4115 anytime

OAK BAY EXCLUSIVE LANSDOWNE PARK NEW—APPEALING

3355 Gibbs Rd. Superior built, lovely 3-bedroom bungalow situated on a choice oak treed lot. All kinds of extra features such as glass doors leading off the dining room to a large SUN DECK, 2 bathrooms with vanities, raised hearth fireplace and mahogany panelling in living room, large clothes closets, etc. Open stairway to ground level high basement and roughed-in large rumpus room with fireplace, roughed-in plumbing and space for extra rooms. Definitely an $22,600
outstanding buy
For appointment to view call Mr. Hope, EV 4-4115 anytime

NORTH SAANICH MAGNIFICENT VIEWS OF SEA, GULF ISLANDS AND MOUNTAINS

Watch the everlasting parade of small craft and large ships from the picture windows of this secluded, very attractive siding bungalow situated on 1¾ acres of treed, parklike property. Large living room-dining room with picture windows and open fireplace, cosy den panelled in ash with open fireplace and picture window. 2 bedrooms, master bedroom being 18x16 with ample clothes closets, 4-piece tiled bathroom and electric cabinet kitchen with breakfast area. Automatic oil hot-air perimeter heating. Absolutely unique as to location and views. Possession July. $28,500
Price
Call Mr. Hope, EV 4-4115 anytime

ROOM TO LIVE

In this new, no-bsmt rancher at 3121 Woodburn Ave. Has lovely view of scenic Uplands golf course from lge, bright, modern kitchen. Lge living room and dining area with solid plank mahogany wall. Three lge bedrooms (or two with den) and 2-pc bath off master bedrm. Main bathroom is 4-pc with small vanity. Slate front entrance with thru halls and oodles of storage space. O-O-M heat and double carport. All this for as little as $8,700 down at a full price $21,500
of

ALSO

$2650 DOWN $2650
MT. TOLMIE AREA

3-year-old 3-bedrm stucco bungalow. Clean kitchen with good eating area. Family-size living room with FP. Full bsmt with O-O-M heat and dr-in garage. Situated on a nice corner lot and in very good condition. This home is fairly priced $13,500
at

AND

LANGFORD
2836 Knotty Pine Rd.

Twenty-five hundred down will buy this neat two-year-old five-room bungalow of 1,200 sq. ft. Lge. LR, spacious kitchen with din. area. Three bedrms and dr-in garage. Full price $11,000
only
To view please call Allan McGillivray, EV 4-4115 anytime

THE B.C. LAND
& INVESTMENT AGENCY LTD.
922 Government Street EV 4-4115

VICTORIA

REALTY LTD.
1115 DOUGLAS ST.

TRY YOUR OFFER

2 bedrms, LR with fireplace, cabinet kitchen, stove included. Oil heat, attached $7950
garage
K. Wright, EV 2-9145 or (eves.) EV 2-9409.

$2000!

And you get into a nice, new, 3-bedroom NHA home. Balance like rent, and it's situated in the city, close to college and schools. Ready in 6 weeks. Call me now.
J. A. Dunick, EV 2-9145 or (eves.) GR 5-3395.

RUSTIC SETTING 2 BEDROOMS

I have a choice, well built 2-bedroom home located on quiet street in Lake Hill area, close to schools, shopping and transportation. This attractive home has inviting living room with fireplace; most appealing dining room and cabinet kitchen, 4-pce bath, full cement basement, oil heat, spare bedroom in basement. Owner transferred. Vic Wilson. EV 2-9145 or eves. GR 7-1178.

NEW $12,800

Delightful 3-bedrm home, half block to grade school. LR, DR, kit and nook. Full high daylight basement. Oil-O-Matic heat. Near good bus service and trees. See this before you buy. Low down payment. Please call R. O. Ney, EV 2-8148 or (eves), EV 4-5406.

CIRCLE THIS AD

Immaculate Shelbourne Exclusive

NHA 5% $66 P.I.T.

Here is a 3-yr-old one-owner quality home on a quiet street. Comprising, bright dinette kit with bar; thru hall; tastefully decorated LR with fireplace; 3 family bedrms; 4-pce bath. Polished oak throughout; auto oil heat; high, bright bsmt; fully fenced with mature lawns and shrubs with seclusion; lawn, patio. Very low heating costs. Near all schools. $6,000 cash.
Full $14,500
price
Call Edw. C. Clark anytime, EV 2-9145 or (eves) EV 2-8536.

OAK BAY
HENDERSON RD.
MUST BE SOLD
OFFERS WANTED WITH A LOW DOWN PAYMENT
TRY $4000

MAHOGANY PANELLED 32-FT LIV RM, 3 BEDRMS, FINISHED RUMPUS RM, 1½ BATHRMS. VACANT. Must be seen to appreciate the best buy of the year.
L. H. Rands, EV 3-4117; Res, EV 3-8980.

LEACH AND SPARKS
1119 Blanshard St.

RETIRE, SUNNY, SEASIDE. Parksville, B.C. 2¼ acres, fruit trees, city water, 2-bedroom 1,200 sq. ft. home, electric kitchen, V.L.A. approved, low taxes. Price, $8,800. Part cash, $32 monthly, 5% interest on balance. Open to anyone. Victoria Press Box 811.

OLDER TYPE 3 OR 4 BEDROOM home, double plumbing, full cement basement, coal and wood furnace, easily duplexed. Fairfield. Low down payment. Phone EV 2-3230.

FAIRFIELD, BY OWNER, 2-BEDroom, stucco bungalow, 11 yrs old, automatic oil, high basement with extra bedroom. On bus line. $11,750. No agents. EV 4-3721.

FRASER BISCOE

750 PANDORA AVE. EV 3-9843

OAK BAY
$2000 DOWN

Older 4-bedroom home, near schools and beach. The lot is APT. ZONED. Low taxes. Immediate possession. $8950
Full price

GARDENER'S REVENUE PARADISE

Five spacious rooms, living room 15x24, dining room 13x18, in this fine stucco bung, all in the very best of condition. Over one acre of land under cultivation with apples, plums, peaches, raspberries, currants, etc. Revenue of over $600 from logans and currants alone in 1958. Own your own producing farm. Immediate possession arranged if necessary.
Full price $10,500
with half cash
Call Alex McLean, EV 3-7243, or Doug Peaker, GR 7-1316, or call office, EV 3-9413.

SEE THIS

You can't tell a book by its cover. HAVE A LOOK at 1253 HASTINGS ST. Nicely finished 5-room house with oil automatic hot-water heat. Last year's heating cost was only $105. TWO LOTS. ONLY $1,500 down.
Full $12,000
price
For further information call Alex MacLean, EV 3-9843; eves. EV 3-7243.

OCEAN VIEW

For a fast sale the price has been slashed on this GORDON HEAD home. View overlooking Arbutus Bay. 24x18 living room, two large bedrooms, full Pembroke bath, large cabinet kitchen, over 1,300 sq. ft. plus full basement with new package oil furnace, cost less than $100 a year to heat. Well located on extra large lot. The house exterior does need painting but at the low price it's real value. Price with approx. $12,900
half cash
Call D. Peaker, EV 3-9413 or eves. GR 7-1316.

ANOTHER VIEW PROPERTY

Also in GORDON HEAD on Ferndale Road, over 1,400 sq. ft. of de luxe accommodation; large living room with beautiful view, extra fine cabinet kitchen also with view, three huge bedrooms with extra-large cupboards, vanity bathroom, nine-foot-high basement with drive-in garage, Timken oil furnace. Landscaped lot, 80x200. Everything in the best of condition. $19,400
full price
Call Doug Peaker, EV 3-9413 or eves. GR 7-1316.

OAK BAY WATERFRONT

A unique, English-type cottage, perfect for the retired couple who desire charm and seclusion. 40-ft. living-dining room with fireplace, large master b